

# Larry Ochs Sports Complex

Community Meeting

January 20, 2016

City of Colorado Springs, Parks, Recreation and Cultural Services

Scott Hall Field of Dreams Foundation

# Meeting Agenda

- 5:30 – Welcome
- 5:35 – Introduction of Planning team
- 5:40 – Meeting Purpose, Agenda and Ground Rules
- 5:50 – Process Overview
- 6:00 – Review from 1<sup>st</sup> Community Workshop
- 6:10 – Addressing Community Concerns
- 6:50 – Evaluate Alternative Concepts
- 7:25 – Wrap Up / Next Steps

# Project Team:

## Parks, Recreation and Cultural Services Staff:

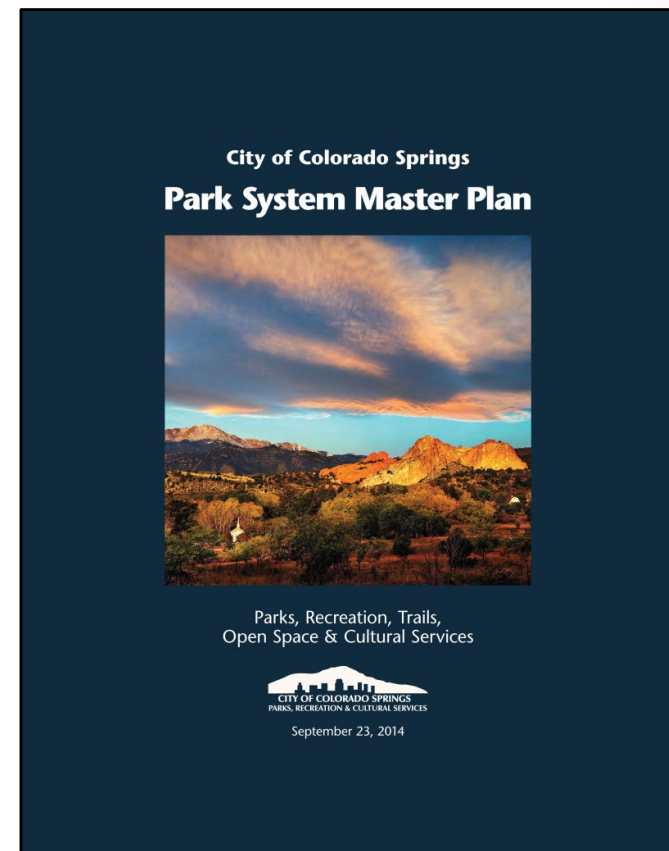
- Karen Palus – Director, Parks, Recreation and Cultural Services
- Chris Lieber – Manager, Trails, Open Space and Parks (TOPS)
- Kim King – Manager, Recreation Services
- Kurt Schroeder – Manager, Operations and Design
- Sarah Bryarly – Landscape Architect
- Alex Johnson – Parks Board Representative
- Kathleen Krager – Traffic Engineering

## Scott Hall Field of Dreams Foundation:

- Craig Ochs – Scott Hall Field of Dreams Foundation
- Andy Stauffer – Scott Hall Field of Dreams Foundation
- Amy Umiamaka – HB&A Architects
- John Olson – Altitude Land Consultants
- Michael Rocha & Dave Lethbridge – SM Rocha, LLC
- Michael Anderson – Summit Economics

# What is a Park Master Plan:

- Documents Visions and Goals
- Identifies Land Use and Physical Improvements
- Provides Basis for Future Funding
- Represents Community Consensus





# Definition of a Sports Complex:

- Serves Community-Wide Interests for higher intensity use facilities, such as baseball, softball, soccer, lacrosse, etc.
- Emphasis is on sport facility development, with some passive spaces
- Site should be relatively flat
- 20 acres or greater



# Process:

- Community Meetings
  - November 12<sup>th</sup>, 2015:
    - Presentation of Information about the Property
    - Small Group Work: Identifying Issues and Defining Success
  - January 20<sup>th</sup>, 2016:
    - Presentation of Draft Plans
    - Small Group Work: Respond to Draft Plan
  - February 17<sup>th</sup>, 2016:
    - Open House Presentation of Proposed Plan
    - Public Comments
- Parks and Recreation Advisory Board
  - March 10<sup>th</sup>, 2016:
    - Presentation of Plan to the Parks and Recreation Advisory Board

# Givens:

- The Larry Ochs Sports Complex park site shall be developed as a Sports Complex as identified in the City of Colorado Springs 2015-2025 Parks, Recreation & Trails Master Plan.
- The Larry Ochs Sports Complex site was purchased with Parkland Dedication Ordinance (PLDO) funding, for \$2.6 Million in 2003, expressly for the purpose of a sports complex.
- The Larry Ochs Sports Complex is zoned PK (Public Park).
- The project will be constructed as funds are available: The Scott Hall Field of Dreams Foundation (SHFOD) will be raising funds to pay for the construction of the Sports Complex

# Givens:

- The facility will be designed to offer affordable recreational opportunities and be self sustainable for operation and maintenance of the Facility. (Revenue and expense neutral)
- The recommended master plan will be submitted to the Parks and Recreation Advisory Board for approval.
- Fish and Wildlife must approve any changes or impacts to Preble's Meadow Jumping Mouse Habitat
- Many groups and individuals are interested in and encouraged to help develop the best possible master plan for the Larry Ochs Sports Complex; all voices will be equal in the decision-making process.

# Meeting Ground Rules:

- Say what you think
- Make sure that everyone in your group has an equal chance to voice his or her perspective
- Listen carefully and with respect to the opinions and beliefs of others
- Be open to compromise





# Why do we need this facility now:

- What we heard during the Park System Master Plan process
  - Need for additional sports complexes
  - Need for youth sport facilities
    - Over 7,000 youth participates in Parks Department sports
  - Unique Opportunities to Partner
  - Feasibility Study supports timing of development



# Community need for the Facility:

**Table 6**

## **Scott Hall Field of Dreams**

### **Estimated Youth "Core" Participation (Ages 6-17) - Selected Team Sports (2014)**

	Participation Within 30-minute Drivetime	Participation Within 90-minute Drivetime	Participation Within 4- hour Drivetime
Baseball	12,247	70,028	95,179
Basketball	17,022	97,336	132,293
Field Hockey	647	3,698	5,026
Football	10,871	62,162	84,486
Gymnastics	2,425	13,864	18,843
Lacrosse	1,309	7,485	10,173
Rugby	219	1,254	1,705
Soccer (outdoor)	9,288	53,110	72,184
Softball	4,949	28,302	38,466
Volleyball (court)	3,889	22,236	30,222
Wrestling	911	5,206	7,076
<b>TOTAL</b>	<b>63,775</b>	<b>364,681</b>	<b>495,654</b>

**SOURCE: Sports and Fitness industry Associaion (SFIA), Summit Economics**



# Formation of the Scott Hall Field of Dreams Foundation:

- The **vision** of the Scott Hall Field of Dreams Foundation is to develop the Larry Ochs Sports Complex as the premier youth sports complex in Southern Colorado, operating as a non-profit, self-sustaining, volunteer organization embraced and supported by the community
- Our **goal** is to accomplish this through a cooperative effort of private and public resources, design, develop, construct, and maintain a sports complex on Colorado Springs' North side that specifically serves the youth sports segments, while also serving the broader community through traditional park facilities and amenities.

# Scott Hall Field of Dreams

## Board of Directors:

- Craig Ochs, Executive Director
- Larry Hall, Board Chairman
- Audrey Hall, Board Member
- Jeff Hall, Board Member & Director/EVP
- Andy Stauffer, Board Member & Director of Design and Construction
- Tom Hurford, Board Member
- Boyd Williams, Board Member
- Lt. Gen. Mike Gould, Board Member
- Greg Stadjuhar, Board Member

# What we heard from the November Meeting

# Community Input from November's meeting:

## Attributes you are excited about:

(Group Responses)

- More Fields for usage
- Revenue with tournaments; Potential economic benefit
- Lights for extended playtime
- Passive Park Space
- Location up north is needed
- City investment in itself
- Kids can be active

# Community Input from November's meeting:

## Issues/Concerns for the Team to Consider:

(Group Responses)

- Access to Complex
  - Hours of operation, gated or ungated, alternative access
  - Capacity of Roads
- Traffic in Residential area
  - Noise, crowds, pollution
  - Parking overflow into Kettle Creek/Bison Ridge Neighborhoods
- Buffer between ball fields and Bison Ridge Neighborhood
- Decrease in property value
- Increased vandalism in neighborhood
- Community Park and Sports Complex – Definitions?
- Maintenance and Operations

# Community Input from November's meeting:

## Issues/Concerns to address during the Process:

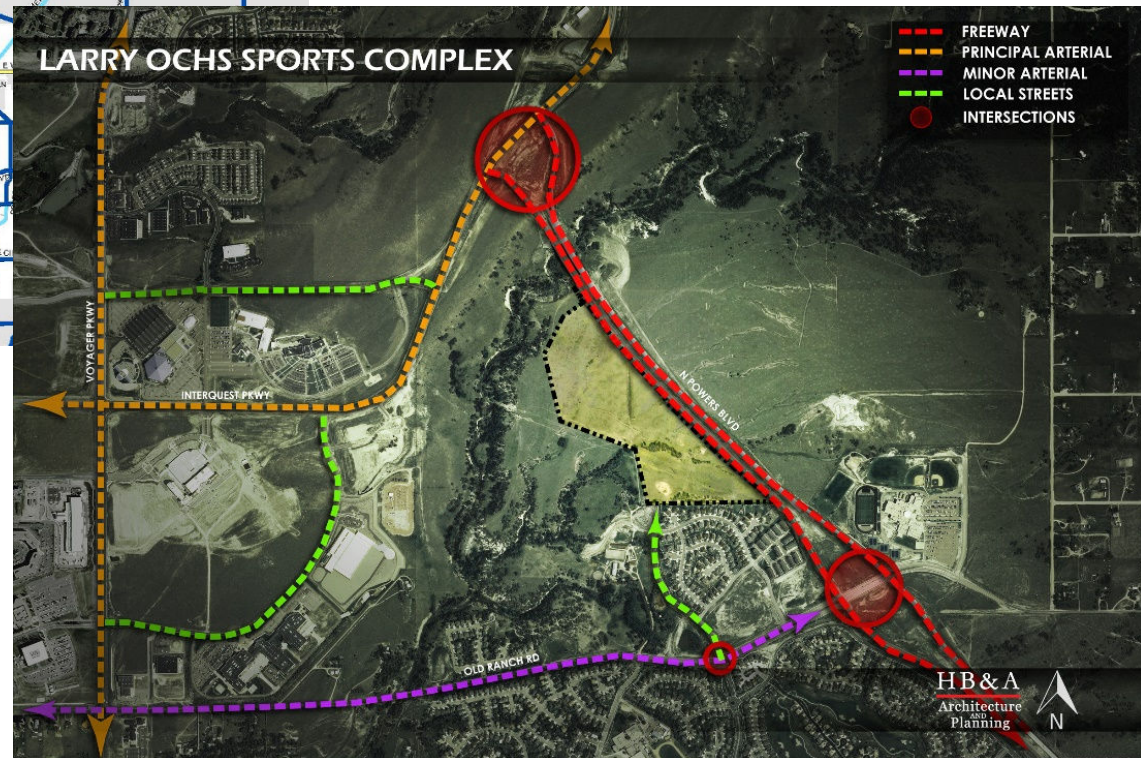
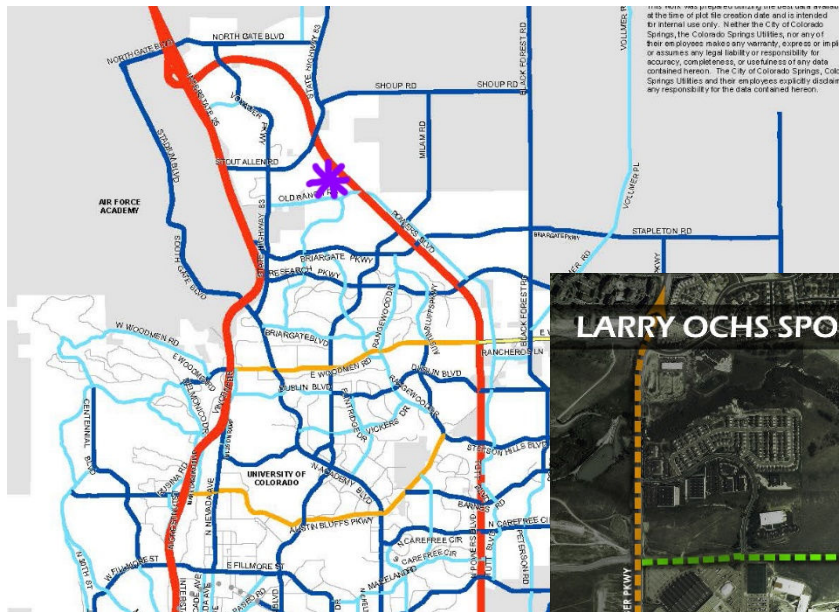
(Individual Responses)

- Ingress/Egress – Volume of Traffic on surrounding roads
- Impacts on Wildlife
- Opportunities for Basketball Courts
- Gated park access
- Purchase Kettle Creek property for main access point
- Parking – sufficient amount within park
  - Will Bison Ridge be considered overflow parking
- Effect on property values
- Light, noise crowd pollution
  - How late will games be run and lights be on
  - Would like to see technology to reduce spill over in neighborhood
- Maintenance of fields for the long term
- Site Security – crime such as drug deals
- Property Values decreasing
- On-going Communication about the design of the Sports Complex
- Access from Powers Boulevard
- Concerned about participants in the meetings being rude and speaking out of turn
- Jogging Trail that would remain open
- Addition of Rugby, Lacrosse and football.

# Response to Issues Raised at Meeting #1



# Traffic & Access:



# Traffic Analysis

- Old Ranch - Minor Arterial
  - Carrying Capacity = 5,000 – 25,000 vehicles per day
  - Existing Volume = 6,700 vehicles per day
  - Projected Volume = 10,700 vehicles per day
- Chapel Ridge – Local Collector (wide enough for 3 lanes)
  - Carrying Capacity = 1,500 – 5,000 vehicles per day
  - Existing Volume = 1,100 vehicles per day
  - Projected Volume = 3,200 vehicles per day
- Future signalization of Chapel Ridge and Old Ranch intersection is anticipated



# Lighting





# Lighting: (Musco)

Musco Lighting - LakePoint Sporting Community

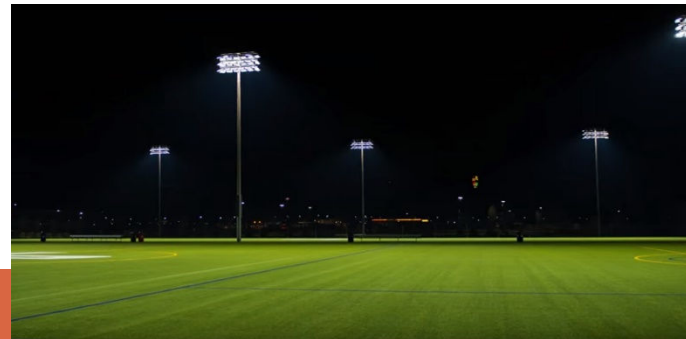
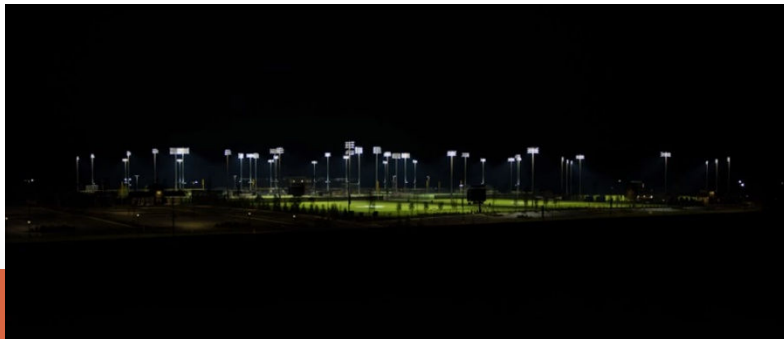
**LakePoint Sporting Community**  
*South Campus  
Emerson, GA*



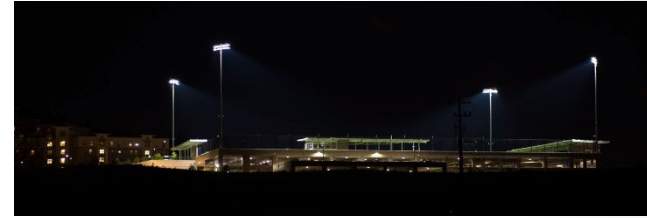
**Decreased environmental impact**



Musco Lighting - LakePoint Sporting Community



# Lighting at UCCS





# Lighting





# Perspective A





# Perspective B





# Perspective C





# Perspective D



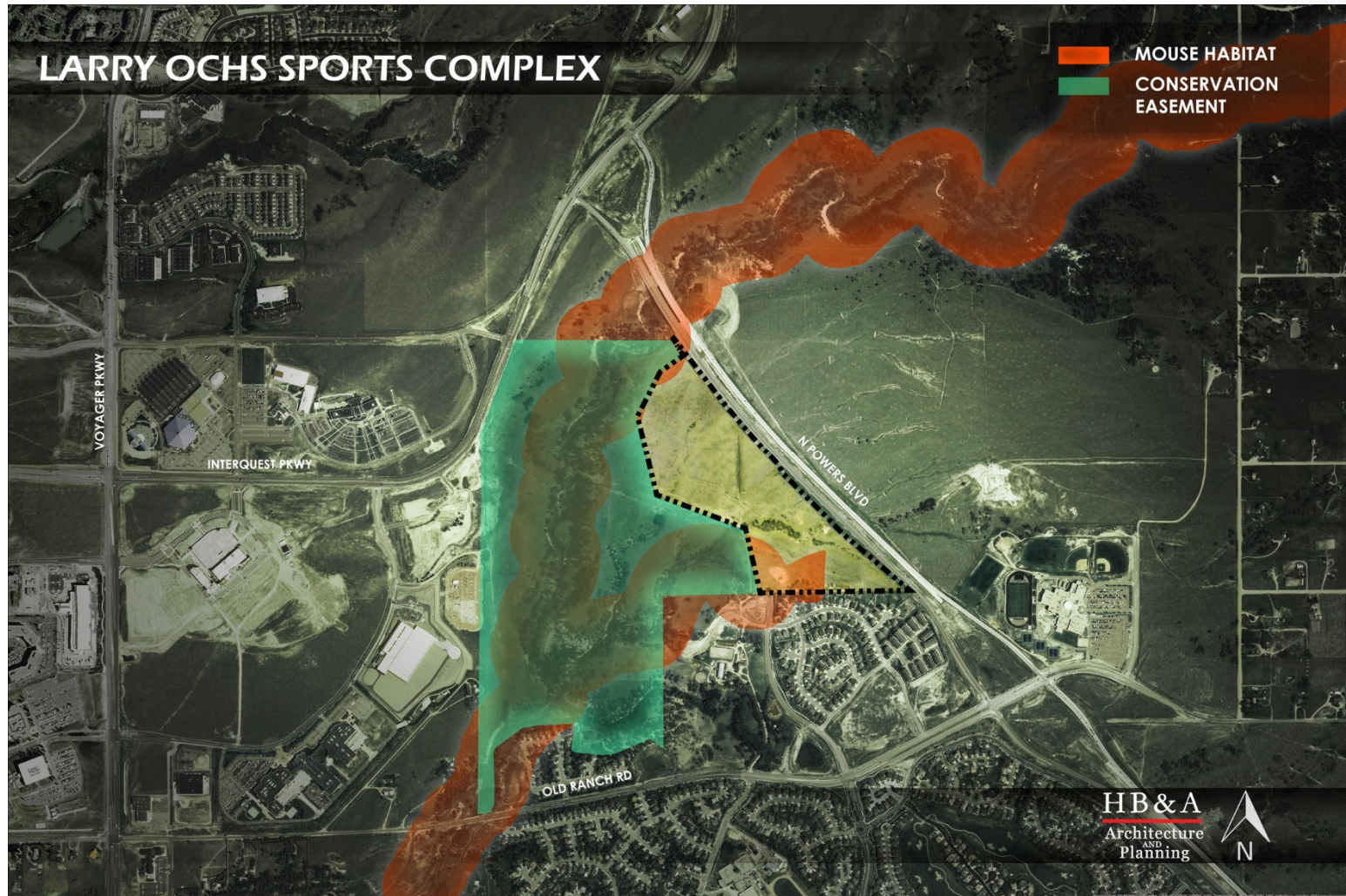


# Perspective E



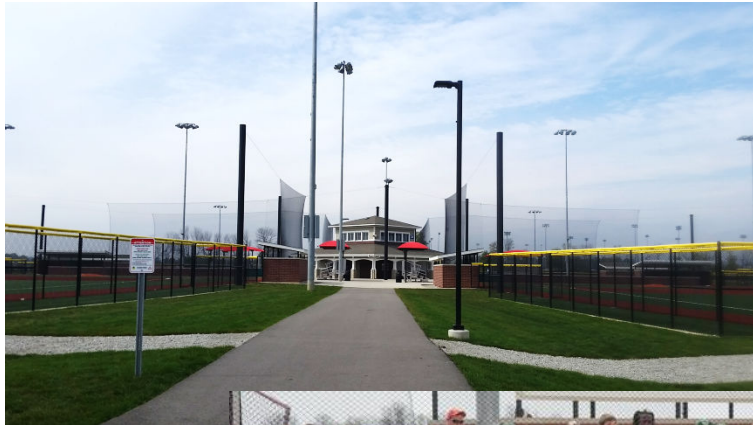


# Preble's Meadow Jumping Mouse Habitat:





# Design Features:



Turf Fields



Colorado Style



# Design Features:

- Gated access at Roundabout that will be lit to discourage undesirable activities
- Developed portions of park designed as far from homes as possible. (Past the existing tree buffer)
- Lighting from fields will be a minimum of 700' from the closest resident.
  - Closest current light pole on Powers is 237'
  - Closest current light pole at Pine Creek is 1060' (not LED)
- Walking Paths throughout



# Program Details

- 8 Diamonds / Multi Purpose Outfields
- 3 Multi-Purpose Fields
- 3 Concession Stand/Restroom Buildings
- Average of 60 Parking Spaces per field
- Passive Recreation Area
- Central Gathering Area (Warm-up, Picnics, Smaller Soccer Games)

# Operation Plan:

- Operating entity will be a third party organization who will oversee the day to day operations of the park. They will be a contractor to the City of Colorado Springs
  - The operating entity will need to establish a sustainable operation model prior to construction commencing.
- Elements the operating manager will oversee:
  - Use of the fields: practices vs tournaments
  - Security during events
  - Hours of operations
  - Maintenance
  - On-Site Presence
  - Marketing of Facility

# Alternative Concept Plans



# Early Marketing Concepts





# Early Marketing Concepts





# Original “vision” concept





# Version #1



# Version #2





# Version #3



# Small Group Work

# Small Group Workshop:

1. Which plan does your group believe is best overall for our community?
2. What elements / features of each concept does your group like best and would like considered in the final master plan?
3. What elements / features of each concept does your group most want to change?



# Wrap up/Next Steps:

- Next Community Meeting:
  - February 17, 2016
    - Pine Creek High School
    - 5:30 p.m. – 7:30 p.m.
- Information available on website:
  - <https://coloradosprings.gov/larryochs>